



28-29 STAR ROAD, PARTRIDGE GREEN, HORSHAM, WEST SUSSEX, RH13 8RA

- **FREEHOLD FOR SALE OR TO LET**
- **14,023 SQ FT**
- **TOTALLY REFURBISHED FACTORY/ OFFICES**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated on the Star Road Industrial Estate immediately to the south of Partridge Green High Street. The A24 is 3 miles, A283 is 4 miles, Shoreham by Sea is 9 miles and Horsham 9 miles.

Description

The entire property has been totally refurbished to include a new roof. There is lighting throughout, heating to the offices and carpeting. A special feature is a 3 Phase supply of 500 KVA and secure perimeter fencing.



Accommodation

The units have the following gross internal floor areas:

Ground floor factory/warehouse	1083 sq m	11,662 sq ft
First floor offices	219 sq m	2,361 sq ft
Total	1302 sq m	14,023 sq ft

Freehold Price

£1.75 million + VAT (one million seven hundred and fifty thousand pounds) + VAT

Lease

New 10 year full repairing and insuring lease outside the provisions of the Landlord & Tenant Act 1954 with an upward only rent review at the end of the 5th year.

Rent

£115,700 per annum exclusive + VAT (one hundred and fifteen thousand seven hundred pounds) per annum exclusive + VAT.

Service Charge

Levied in respect of the upkeep of the common parts.

Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows.

Rateable value: £60,000
UBR (2017/2018) 46.6 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

VAT

VAT will be chargeable.

EPC Rating

An EPC has been ordered.

Legal costs

Each party to be responsible for their own costs.



STRICTLY BY APPOINTMENT WITH AGENTS

TIM SHEPHERD
01403333921 or 07921056072
tshepherd@colyercommercial.co.uk

JO PARRY
01403275275
jparry@colyercommercial.co.uk

Colyer Commercial
CONSULTANT SURVEYORS
01403 275275
www.colyercommercial.co.uk